



### Ballybunion, V31VF67, Kerry

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This charming detached traditional cottage is located some 6 km from Ballybunion seaside resort just off The Wild Atlantic Way. The property is held in Folio KY26127 - Plan 1 and extends to 0.49 Ha (1.21 acres). The dwelling is of stone construction with flat roof block built extensions to the front and rear. The accommodation comprises of entrance porch, utility, living room, kitchen/dining, bathroom, 2 bedrooms and attic room. Externally, there is a lock-up store, car port and large round roof barn and lean-to (75 sqm). The property comprises of a large corner site with frontage onto two public roads. There is a secure yard with roadside vehicle access and a paddock. The property enjoys an attractive countryside location within easy access of Beale and Littor Strand along the Shannon Estuary. Viewing is highly advised, strictly by appointment only - Dillon Prendiville Auctioneers 068-21739. Accommodation: Entrance Porch 3.5m x 1.85m Tiled floor. Utility 2.0m x 2.0m With rear door access. Living Room 3.0m x 4.3m With solid fuel range. Kitchen/Dining 3.6m x 3.3m With solid fuel open fireplace, hot-press and fitted units. Rear Lobby 2.2m x 1.0m With rear door access. Bedroom 1 3.5m x 2.1m Bedroom 2 3.2m x 2.1m Attic Room 3.0m x 3.4m Accessed from living room. Lock-up Workshop 3.0m x 4.0m Car Port 5.0m x 3.5m Round Roof Store & Lean-to 8.0m x 9.0m Features: Double glazed PVC windows and single glazed teal windows. On-site private well and septic tank. Mains water is sited along the public road. Large corner site. Great potential - viewing highly advised.

#### BASE INFORMATION:

Bed	: 3
Bath	: 1

#### BUILDING INFORMATION:

House Style	: Cottage
Floor area (Total)	: 74.64